



148, Birches Road
Codsall, Wolverhampton, WV8 2JP
Offers in the region of £250,000

148 Birches Road is a well maintained three bedroom semi detached family home situated in a prime location within easy reach of excellent local facilities in Codsall, Bilbrook and Tettenhall and is offered to market with no upward chain.

The ground floor features a wc, spacious living room, separate dining room and a breakfast kitchen. To the first floor are three good sized bedrooms and a family shower room.

With room to extend, subject to planning permission.

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LOCATION

This property is conveniently located within walking distance of Birches Bridge shopping precinct and Codsall village. The highly regarded local schools including Birches First School, Codsall Middle School and Codsall Community High School are all within walking distance, along with Bilbrook train station.

FRONT



Having a block brick driveway affording off road parking for 3 vehicles, car port and an area of lawn with stocked borders. With doors into the entrance hall and the kitchen.

ENTRANCE



Having carpeted flooring, radiator, doors into the wc and the living room and staircase to the first floor.

WC



Having carpeted flooring, radiator, wc, pedestal hand washbasin and obscure window to the front.

LIVING ROOM

13'0" x 12'11" (3.97 x 3.94)



A spacious living room having carpeted flooring, radiator, feature gas fireplace with granite surround and exposed brick chimney breast, plain coving to the ceiling and bow window to the front. With doors opening into the dining room.

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BREAKFAST KITCHEN

18'4" x 6'11" (5.60 x 2.13)



Having shaker wall and base units, laminate worktops, radiator and window to the rear. With doors into the pantry and onto the driveway. With space for free standing appliances and a small table.



DINING ROOM

18'4" x 8'11" (5.60 x 2.72)



Having carpeted flooring, radiator and plain coving to the ceiling. With sliding doors opening onto the patio and door leading into the kitchen.



LANDING

Having carpeted flooring, radiator, loft hatch providing access to the space above, obscure window to the side and doors to the airing cupboard, storage cupboard, shower room and the three bedrooms.



FAMILY SHOWER ROOM



Having fully tiled walls, laminate flooring, chrome heated towel rail, obscure window to the front, corner shower enclosure and a vanity unit incorporating a wc and a hand washbasin.

BEDROOM ONE

11'7" x 9'10" (3.55 x 3.01)



Having carpeted flooring, radiator, window to the rear and built in wardrobe.



BEDROOM TWO

11'10" x 9'10" (3.63 x 3.01)



Having carpeted flooring, radiator and window to the front.





BEDROOM THREE

8'8" x 6'0" (2.66 x 1.84)

Having carpeted flooring, radiator and window to the rear.

GARAGE

17'7" x 7'10" (5.38 x 2.41)

Having an up and over door, shelving and work bench. With door opening onto the patio area.

REAR



A well presented garden having borders stocked with evergreens and steps leading down to the patio area and lawn.



BROADBAND

Ofcom checker shows that Standard / Superfast / Ultrafast are available.

MOBILE

Ofcom checker shows that there is limited coverage indoors with all four of the main providers have likely coverage outdoors.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - C

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

POSSESSION

Vacant possession will be given on completion.

148 Birches Road, Codsall, Wolverhampton, WV8 2JP

SERVICES

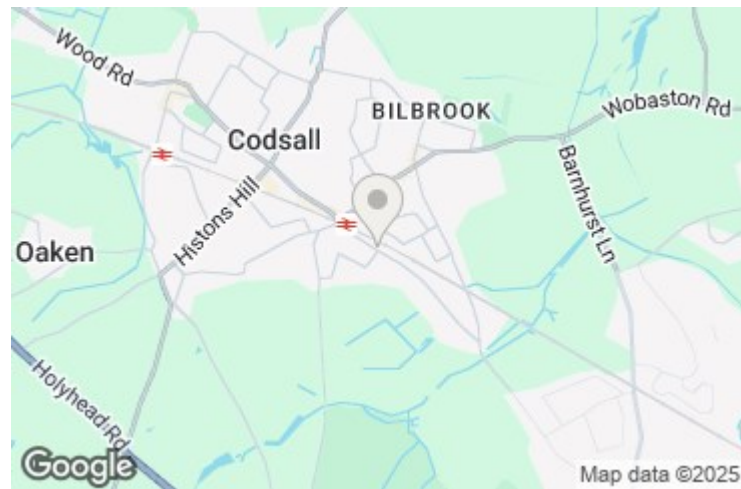
We are informed by the vendor that all mains services are connected.

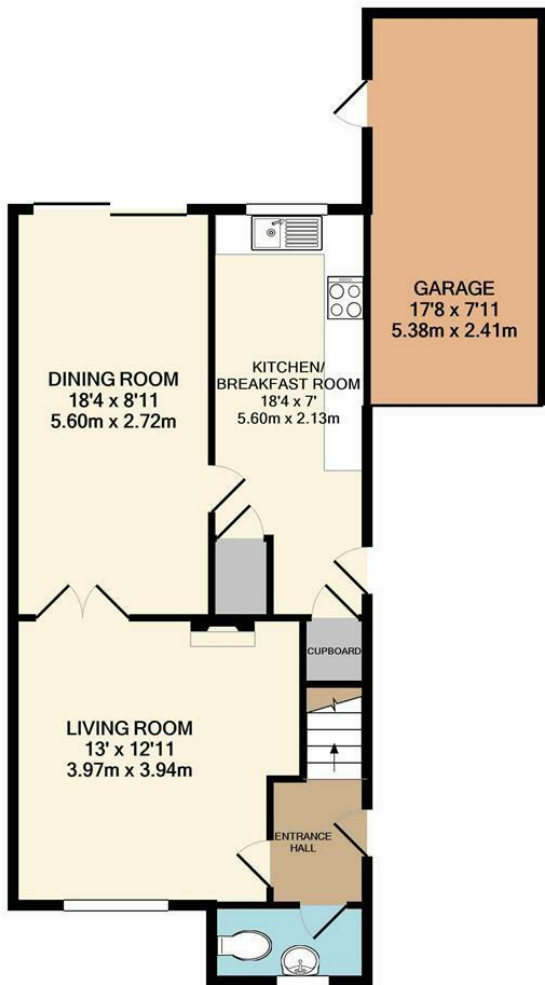
TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

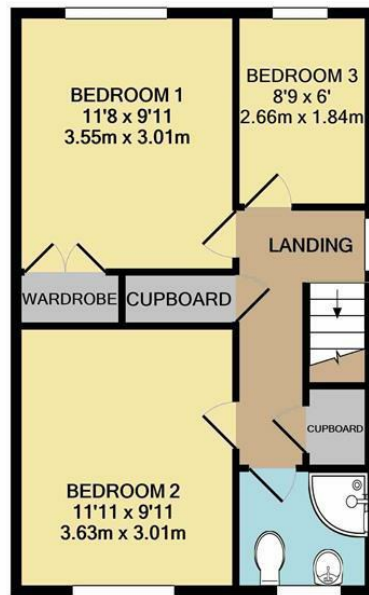
VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.





GROUND FLOOR
APPROX. FLOOR
AREA 661 SQ.FT.
(61.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	74
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		